

From: Jack Lynch <jljacklynch@gmail.com>
Sent: Sunday, October 23, 2022 7:28 AM
To: Scott Duiven <sduiven@Healdsburg.gov>
Subject: The Ruse

Dear Chair Luks and Planning Commissioners:

I write to express my concerns regarding the proposed private club on Grove Street. I am a local Healdsburg resident and nearby neighbor of the Honor Mansion Bed and Breakfast. We are opposed to the Conditional Use Permit application converting the Honor Mansion B&B to a Private Club and restaurant/bar. Based on the project description, **we do not view this project as a recreation and swim club** but instead a private club that is not allowed in a residential area zoning due to the intensified use being proposed. Please uphold the determination by Director Duiven and do not allow this private club to operate in our residential neighborhood.

My opposition is due to the conditions we experience each day on Grove Street as our home sits on the corner of Grove and W. Grant Street, just down the block from the Honor Mansion property. We observe folks driving very fast along Grove Street and often not stopping at the stop sign in front of our home. There are dozens of units of affordable housing in our neighborhood with kids and families walking to work and school each day. We are worried that adding an event venue and private bar/restaurant in the neighborhood with alcohol and "after hours operations" will create additional traffic hazards on a roadway that is already problematic with limited lighting and no continuous sidewalks.

The Ruse private bar and restaurant is actively being marketed as a private club, even though they do not have an operating permit. This location is surrounded on all sides by residential homes and therefore this is a bad location for this type of intense commercial use. The Grove Street Neighborhood plan only allows new commercial uses upon a finding that such uses will not adversely affect existing residential uses on adjoining properties. This R-1-6,000 zoning district is intended for residential uses. Its stated purpose is to "protect residential properties from the hazards, noise, and congestion created by commercial land use activities."

The definition of ruse is "an action intended to deceive someone; a trick" and that is exactly what we have here. The developers are going by the old proverb that it is better to ask forgiveness than permission in this calculated attempt to force this project on a neighborhood where it does not belong. Ten years ago we restored a historic home in the Grove Street neighborhood and worked closely with the planning department, abiding Healdsburg regulations and codes and ask that this project be held to the same standards.

I ask that you please uphold the determination of Director Duiven that this Ruse is in fact a Private Club and not a recreation and swim club.

Please forward this letter to the planning commissioners in advance of the hearing this Tuesday.

Sincerely,

Jack Lynch
Grove Street resident